





- Four /Five Bedrooms
- No Onward Chain
- Off Street Parking
- Enclosed Rear Garden
- Freehold
- Home Office/Bedroom
- Open Aspect To Front
- Garage
- Utility & Ground Floor WC
- Council Tax Band *E*





** Video Tour on our YouTube Channel |
<https://youtu.be/9MsK9Aki41k> **

FOUR/FIVE BEDROOMS | DETACHED FAMILY HOME | EN SUITE |
GROUND FLOOR WC

Jan Forster Estates welcome to the market this immaculate detached family home in Dinnington, with en suite, ground floor WC and the benefit of having no onward chain.

Dinnington Village has excellent local shops and amenities, transport links, great schools, and is close to Kingston Park and the Airport Metro stations. A viewing is highly recommended to fully appreciate the standard of accommodation on offer.

Briefly comprising to the ground floor; entrance hallway with under-stair store and internal garage access, lounge with open aspect views, kitchen dining room with integrated appliances and French doors opening on to the garden, and a handy utility space with ground floor WC. Off the landing to the first floor there are four generous bedrooms; the main with an en-suite shower room. There is also the family three piece bathroom and a home office that could be utilised as a fifth bedroom.

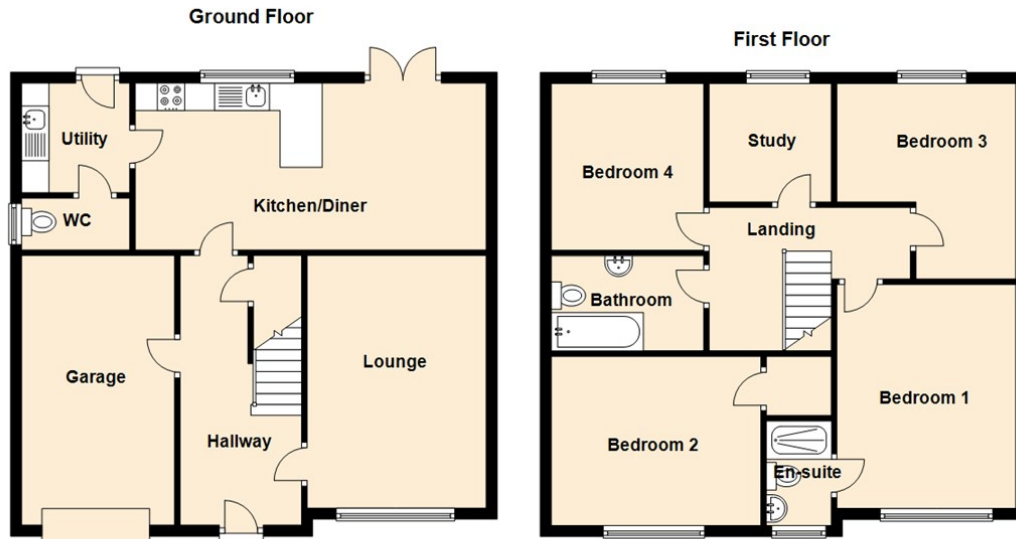
Externally there is a drive offering off street parking for multiple vehicles leading to the garage. To the rear there is a substantial garden with patio area, ideal for alfresco entertaining.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *E*





- Lounge 15'1" x 10'8" (4.61 x 3.26)
- Kitchen Dining Room 21'2" x 9'10" (6.47 x 3.00)
- Bedroom One 13'5" x 10'8" (4.09 x 3.26)
- Bedroom Two 11'3" x 10'7" (3.45 x 3.24)
- Bedroom Three 11'9" x 10'0" (3.59 x 3.05)
- Bedroom Four 10'2" x 9'2" (3.12 x 2.81)
- Study/Bedroom Five 7'1" x 6'11" (2.18 x 2.13)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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